

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



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Minutes
May 9, 2011

Meeting Posted: Yes
Place: Town Hall, 17 Main Street, Lunenburg, MA 01462
Time: 6:30 PM

ROLL CALL:

Present: Emerick R. Bakaysa, Joanna L. Bilotta, Robert J. Saiia, Thomas W. Bodkin Jr., Marion M. Benson
Absent: Nathan J. Lockwood

APPOINTMENT: Marsden Engineering- 332 Massachusetts Avenue, Cote, BC, Doyle, CC, Morrissey, S., Trustees- Mr. Marsden presented a design for a restaurant with a sushi bar with 20 seats and 15 tables. The project required 25 parking spaces, but will present 33 on the plan. Ingress and egress will be on Electric Avenue. Discussed with Police Chief and Fire Chief. Pavement will be marked with proper signage. Engineer will look at 2A exit only to Lunenburg Center after a Tech Meeting. Suggestion is an emergency exit with a lock box and dressed with pavers. The present building will be torn down. Original plan was Asian design but the engineer led them to a design that would reflect a New England motif. Dumpster and loading dock will be in the back. Project will require a grease trap. Drainage will be calculated and peer reviewed. There will be screening and fencing. Landscaping will be 18' high plantings as not to obstruct sight distances.

MINUTES – APPROVAL: Signed- 4-25-11, Motion, Ms. Bilotta, Second, Mr. Bodkin Jr., Executive 4-11-11, Mr. Bodkin Jr. made request to discuss the minutes in Executive Session.

COMMITTEE REPORTS:

MJTC- no report

MRPC- Mr. Bodkin Jr. reported that a study recommended an increase in MRPC employees' salaries. Motion was made and seconded at MRPC meeting and passed. Mr. Bodkin Jr. voted nay.

MRPC Energy Advisory Committee- Director reported that a study summary will be presented to the Committee on May 13th.

DPW Building Committee- Ms. Bilotta reported that the Committee will have to re-plan the project to meet the \$1.1 million dollars voted at Town Meeting. The lowest bid came in at \$1.287 million. One of the unexpected higher charges was in the electric component.

926 Mass Ave., Trustee of L & M Svc Ctr. Inc. Mr. Bodkin Jr. related to the Board conversations with resource people that noted different avenues of relief in assisting in dealing with the unsightly abandoned site. Director noted that the Fire Chief has worked on this issue for several years to no avail and would be glad to pass on information within his file.

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

Green Community Task- Director reported that the Task Force received a proposal for the landfill Solar Farm. The company is Borrego Solar Systems, Lowell MA. Copies of the proposal are on file in the Planning Office. The Task Force will seek approval from the Board of Selectmen.

Lunenburg Crossing- Report from the Conservation Agent, per review of remediation, noted that the basins were in good shape as of the May 2nd site inspection. Basin 1 needs branches trimmed over the spillway and there is a pine tree by the outlet. Basin 2 has two small trees to be removed. The grease trap was cleaned. Mr. Marro will continue inspecting as the work is being done.

DEVELOPMENT STATUS REPORTS:

Emerald Place at Lake Whalom, 10 Lakefront- Temporary certificate of occupancy was granted for 32 Carousel Lane pending elevator inspection. Department sign-offs are being sought. Documentation of as-builts with regards to field changes that are acceptable will be documented to the Lunenburg Fire Department that all multi-family buildings have been/will be constructed identically with regards to fire protection and fire alarm systems. 40 Carousel Lane will be ready for occupancy by July 1, 2011. 48 Carousel Lane is in production at KBS Maine facility. 56 Carousel Lane will be marketed as an active adult building with occupancy restricted to those age 55+. Greener Excavation has started cleanup. Work will proceed with the construction of Great Pond Road to intersection of Lakefront Avenue. Great Pond Road and Rose Garden Lane binder course paving to be done by end of June

Tri Town Landing, 37 Youngs Road- No report

UNFINISHED BUSINESS/OLD BUSINESS:

MMA-Director reported that the MMA fees of \$725.00 (with late fees) will be taken out the Planning Department Budget. It was understood that since the Planning Board desired to attend one day of the conference, the Town Manager would see to it that the monies would be found. Two members were unable to attend after the commitment, but the Director was unable to receive a refund due to timing. Invoices were sent to the Town Manager, but returned to the Planning Director with instructions to take amount out of department's budget. Presently the budget is tight.

Annual Town Meeting- The Board discussed the loss of Article 21 to amend Section 4.6.5. at the Annual Town Meeting. In the first vote the Article lost by one vote. When recounted it lost by two votes. The Board noted that the purpose and intent of the proposed bylaw is beneficial to the Town. Further discussion will be held on the issue and the Board intends to submit Design Standards at the Fall Town Meeting.

CLURPA- tabled pending further information

MEETING SCHEDULE: The following schedule was adjusted for a summer schedule

May 2011-

May 18, Master Planning Workshop, Ritter Memorial Building - CANCELLED

May 23, Planning Board Meeting & Public Hearing, Town Hall

June 2011-

June 13, Planning Board Meeting & Public Hearing, Town Hall

June 20- Master Planning Workshop, Ritter Memorial Building - CANCELLED

June 27, Planning Board Meeting, Ritter Memorial Building - CANCELLED

A more complete schedule was discussed and will be attached to these minutes.

DATA INFORMATION: Data folder containing items of interest not on agenda presented to members for viewing, consisting of various data information - Reviewed

EXECUTIVE SESSION: Separate Minutes

ADJOURNMENT: Motion to adjourn Regular Session, enter Executive Session, and not return to Regular Session, Ms. Bilotta, Second, Mr. Bodkin Jr., all aye, roll call vote, Mr. Bakaysa, aye; Ms. Bilotta, aye; Mr. Bodkin Jr., aye; Mr. Saiia, aye. Adjourned 7:55 PM.